

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Kalamazoo

State: MI

PJ's Total HOME Allocation Received: \$13,331,115

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: <div>20</div>			
% of Funds Committed	<div>90.99</div> %	<div>88.90</div> %	<div>9</div>	<div>90.66</div> %	<div>54</div>	<div>55</div>	
% of Funds Disbursed	<div>82.86</div> %	<div>81.55</div> %	<div>13</div>	<div>81.06</div> %	<div>48</div>	<div>48</div>	
Leveraging Ratio for Rental Activities	<div>4.25</div>	<div>3.2</div>	<div>1</div>	<div>4.62</div>	<div>100</div>	<div>100</div>	
% of Completed Rental Disbursements to All Rental Commitments***	<div>100.00</div> %	<div>89.94</div> %	<div>1</div>	<div>81.27</div> %	<div>100</div>	<div>100</div>	
% of Completed CHDO Disbursements to All CHDO Reservations***	<div>82.15</div> %	<div>71.05</div> %	<div>8</div>	<div>68.23</div> %	<div>66</div>	<div>72</div>	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	<div>81.99</div> %	<div>87.54</div> %	<div>11</div>	<div>79.86</div> %	<div>42</div>	<div>45</div>	
% of 0-30% AMI Renters to All Renters***	<div>52.94</div> %	<div>52.30</div> %	<div>10</div>	<div>44.82</div> %	<div>63</div>	<div>67</div>	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	<div>95.59</div> %	<div>97.56</div> %	<div>16</div>	<div>94.65</div> %	<div>31</div>	<div>32</div>	
Overall Ranking:			In State:	<div>4</div> / <div>20</div>	Nationally:	<div>82</div> <div>84</div>	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	<div>\$18,506</div>	<div>\$26,306</div>		<div>\$25,419</div>	<div>272</div> Units	<div>16.70</div> %	
Homebuyer Unit	<div>\$16,199</div>	<div>\$17,484</div>		<div>\$14,530</div>	<div>32</div> Units	<div>2.00</div> %	
Homeowner-Rehab Unit	<div>\$24,184</div>	<div>\$22,620</div>		<div>\$20,251</div>	<div>55</div> Units	<div>3.40</div> %	
TBRA Unit	<div>\$1,992</div>	<div>\$5,932</div>		<div>\$3,156</div>	<div>1,268</div> Units	<div>77.90</div> %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Kalamazoo MI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$67,569	\$77,269	\$24,655
State:*	\$81,052	\$72,109	\$19,334
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 3.2 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.93

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	51.3	43.8	41.8	27.9
Black/African American:	44.4	50.0	52.7	67.3
Asian:	0.4	0.0	1.8	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.3
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.1
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	1.1	3.1	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.1
Other Multi Racial:	0.4	0.0	0.0	1.0
Asian/Pacific Islander:	0.4	0.0	0.0	0.2

ETHNICITY:

Hispanic	1.9	3.1	3.6	3.2
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HOUSEHOLD SIZE:

1 Person:	43.3	25.0	27.3	15.5
2 Persons:	25.7	34.4	14.5	29.6
3 Persons:	16.5	15.6	27.3	22.9
4 Persons:	9.6	9.4	9.1	16.2
5 Persons:	3.1	9.4	10.9	8.0
6 Persons:	1.1	6.3	7.3	4.6
7 Persons:	0.8	0.0	3.6	1.6
8 or more Persons:	0.0	0.0	0.0	1.6

HOUSEHOLD TYPE:

Single/Non-Elderly:	47.9	28.1	27.3	17.4
Elderly:	2.3	0.0	23.6	1.1
Related/Single Parent:	31.8	53.1	32.7	68.1
Related/Two Parent:	8.8	12.5	14.5	11.3
Other:	9.2	6.3	1.8	2.1

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	13.4	0.0 [#]
HOME TBRA:	2.7	
Other:	16.5	
No Assistance:	67.4	

of Section 504 Compliant Units / Completed Units Since 2001 7

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Kalamazoo

State: MI

Group Rank: 82
(Percentile)

State Rank: 4 / 20 PJs

Overall Rank: 84
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	82.15	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	81.99	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	95.59	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	3.31	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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